



## **STAFF REPORT TO THE PLANNING COMMISSION**

**DATE:** Regular Meeting of December 4, 2017

**TO:** The Chairperson and Members of the Planning Commission

**SUBMITTED BY:** Holly Smyth, Planning Director  
Robert Reber, Adjunct Planner  
Roberta Buchanan, Consultant Planner – SP2

**SUBJECT:** Sycamore Crossing project to develop a 12.88-acre site with approximately 29,600 square feet of retail space, a 105-room hotel, 67 single-family residences, and 2.54 acres of creek, wetlands, and open space.

**APPLICANT:** Sycamore Land Developers LLC (represented by Sam Miller and Doug Mull)  
and Hercules Hospitality LLC

**LOCATION:** South side of Sycamore Avenue and northwest side of San Pablo Avenue east of Tsushima Street (Assessor's Parcel Numbers 404-020-057 and -058)

### **RECOMMENDED ACTION:**

- a. Presentation by applicants on the scope of commercial potential for the site.
- b. Discussion by Planning Commission on the proposed uses for the project site.
- c. No formal action at this time.

### **BACKGROUND:**

This item is presented as a Public Workshop for presentation of and comments on the proposed plans for the Sycamore Crossing site. On October 16, 2017, the Planning Commission and the public reviewed, discussed, and provided comments on plans submitted for this 12.88-acre project site. At that time, the Planning Commissioners asked questions and made a number of comments on the design and uses proposed.

City staff held a Development Review meeting on November 6, 2017, with internal departments and external agencies. Afterwards, Planning Department staff, with input from planning consultants from SP2 under contract to assist with this project, provided the Applicant/Property Owner with comments on the design of the project, adequacy of the information provided, and completeness of the applications and plans (see attached letter dated November 16, 2017). In some cases, the comments suggested a redesign of specific elements of the proposed project.

## **DESCRIPTION:**

The project is described as a horizontal mixed-use project that would include the following land uses:

- Retail/Commercial — approximately 29,600 square feet of retail space on 3.4 acres;
- Hotel — a 105-room, 4-story hotel on 1.77 acres;
- Residential — 67 detached single-family residences on 5.17 acres;
- Open Space — creek, wetlands, and open space on 2.54 acres.

In October 2016, the Successor Agency to the Hercules Redevelopment Agency sold the two legal parcels composing the project site through a Purchase and Sale Agreement with Sycamore Crossing LLC. In May 2017, the City approved a lot line adjustment (LLA #17-01) between the two parcels. Shortly thereafter, Sycamore Crossing Land Developers LLC sold Lot 1 of the redrawn parcels to Hercules Hospitality LLC. Lot 1 is shown on the proposed plans (see attachment) as the area designated for the proposed hotel and associated surface parking lot.

The proposed project will require the following planning actions and entitlements:

- a) General Plan Amendment – Land Use (#GPA 17-02)
- b) Rezoning (#RZ 17-02)
- c) Vesting Tentative Tract (#XXXX – to be assigned)
- d) Initial/Final Planned Development Plan (#IPDP/FPDP 17-01)  
[superseding #IPDP/FPDP 14-01]
- e) Design Review Permit (#DRP 17-04)
- f) Conditional Use Permit (#CUP 17-04) – for hotel, shopping centers, retail stores more than 2,000 sq. ft., drive-through services, restaurants with liquor service, and outdoor sales
- g) Master Sign Program
- h) CEQA Addendum (#IS 17-02) – As required under the California Environmental Quality Act (CEQA), an Initial Study checklist is being prepared to determine whether the proposed project would result in any new significant impacts or a substantial increase in severity of any significant impacts previously identified in the Hercules Updated 2009 Redevelopment Plan Environmental Impact Report (EIR) (State Clearinghouse #2008112049). The findings of the Initial Study will determine what, if any, additional environmental review may be required by CEQA.

## **DISCUSSION:**

At this time, the application has not yet been deemed to be complete. The Applicant/Property Owner has been working with City staff to provide additional information required to deem the project application complete and to address comments from staff, outside agencies, and the Planning Commission at its October 16 meeting. The applicant anticipates submitting to the City on or about December 15 revised plans and an expanded project application that responds to prior comments. Discussion will include commercial/retail potential of the site, marketing efforts, proposed scope of uses, and projected fiscal impacts. Topics for anticipated future meetings would include site plans and architecture for retail and hotel (January) and for residential (February)

## **ATTACHMENTS:**

- Proposed site plans
- Letter of application incompleteness (November 16, 2017)

*Planning Commission meeting of December 4, 2017*